

## ***Memorandum***

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** July 2, 2015  
**Re:** Staff Report for Mid-Ohio Food Bank New South Parking Lot – Development Plan

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### **Item #6 – Mid-Ohio Food Bank New South Parking Lot - Development Plan (PID #201506010035)**

**Application:** Development Plan  
**Location:** 8231 Brookham Drive  
**Applicant:** Sharon Grunwell, Mid-Ohio Food Bank  
**Zoning:** IND-2  
**Use:** Parking

#### **Relevant Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

#### **Project Summary:**

The applicant is proposing to construct a parking lot for the Mid-Ohio Food Bank on a 1.4 acre vacant parcel across the street from the Food Bank's facility (3960 Brookham Drive). The parking lot will be used for employee overflow parking and will contain 112 spaces.

#### **Site Plan**

The proposed parking lot has a single 24' wide curb cut off Brookham Drive, aligned with the entrance to the Food Bank's primary facility across the street. A single, two-way 20' wide drive aisle is proposed around the parking lot. The proposed lot meets parking lot setbacks on all sides.

A pedestrian crosswalk with flashing pedestrian walk sign is proposed across Brookham Drive to connect the proposed parking lot to the primary lot for the Food Bank. The crosswalk turns into a striped walk in the entrance drive to the Food Bank facility. The striped walk connects to the existing sidewalk leading into the Food Bank

facility. Staff has concerns over the safety of pedestrians within this striped walk as there is no separation between pedestrians and vehicles. Staff recommends a mulch path be installed outside of the drive aisle on the primary Food Bank site to allow pedestrians safe access between the two sites. The final design of this path should be finalized during the site improvement plan review.

A number of raised garden beds for edible gardens are proposed in the center of the parking lot. Areas are also shown for the future construction of a gazebo/pavilion, shed structure, and greenhouse.

#### Building

No buildings are proposed with this development plan.

#### Parking

112 standard parking spaces are proposed on the site. Spaces meet minimum size requirements.

#### Landscaping

A variety of shade trees, shrubs, and perennials/grasses are proposed within and around the parking lot; however perimeter landscaping requirements are not met. To prevent headlight glare onto Brookham Drive, a 3' continuous evergreen hedge or masonry wall is required between the parking lot and roadway. Additionally, one 2" caliper large or medium class tree is to be planted for each 35' of parking lot frontage on the roadway. Additional landscaping is also required on the sides and rear of the lot, per section 1136.06(b). This section requires one 2" minimum caliper large or medium class tree and two 18" height deciduous shrubs per 40 lineal feet of property line.

#### Lighting

Lighting fixtures are proposed around the parking lot with lighting levels meeting the required 0.5 footcandle minimum. Fixtures and poles are proposed to match those utilized on the primary Food Bank site.

#### Signage

No signage is proposed with this development plan.

#### **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. A mulch path shall be installed on the existing Food Bank site to provide pedestrians safe access between the proposed parking lot and the Food Bank facility. The design of this path shall be finalized during the site improvement plan review.
2. Landscaping shall be installed per section 1136.06(a)(1) between the proposed parking lot and Brookham Drive.
3. Landscaping shall be installed per section 1136.06(b) (Rear and Side Yards Adjacent to Compatible Uses Districts) between the proposed parking lot and adjacent properties.